

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R87770

Property Information

42, 43, 44

property address: 1500 CAVITT
legal description: SUBER #5, BLOCK 2, LOT 11
owner name/address: KASSEN, AHMAD & TARA
1317 MULLINS LOOP S
COLLEGE STATION, TX 77845-3521
full business name: _____
land use category: Vacant type of business: _____
current zoning: C-3 occupancy status: Vacant
lot area (square feet): 9575 frontage along Texas Avenue (feet): NA
lot depth (feet): 145 sq. footage of building: _____
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards
no no no 80

Improvements

of buildings: 2 building height (feet): _____ # of stories: _____
type of buildings (specify): _____
building/site condition: _____
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: NA

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: overgrown

Outside Storage

☐ yes ☐ no (specify) NA
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
